

Green Township Reviews Land Use Plan

By Bryan Snyder
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Green Township (pop. 60,000), one of the largest urban townships in the State of Ohio, is conducting a comprehensive review to the land uses within its boundaries. Once considered as a community with unlimited land available for growth, Green Township is beginning to experience redevelopment pressures alongside traditional new development. This is particularly evident in the traditional commercial corridors within the township.

The Green Township Land Use Plan began as a collection of major corridor plans that were created in the late 1980s and included Harrison Avenue, North Bend/Cheviot Road, Glenway Avenue, and Bridgetown Road. Continuous planning processes eventually led to the creation of a land use plan that covered the rest of the township, or remainder area. These five separate plans were to be reviewed every five years, as required for all plans adopted by the Hamilton County Regional Planning Commission (RPC), to remain current.

Because of different dates of completion and adoption, the Corridor Plan approach was inefficient from a land use administration perspective. To streamline the process the five plans were reviewed concurrently in 1999-2000, moving into the consolidation of the various texts of the separate plans into one single document. In 2004-2005, this combined document was reviewed and updated by township officials, RPC staff, and the Green Township Land Use Planning Committee (LUPC) to consolidate and update common goals and objectives and complete the first comprehensive review of the text of the land use plan.

In January 2010, Green Township started the latest review of its Land Use Plan. This review concentrates on creating or expanding specific land use strategies and reviewing and updating site-specific land use recommendations. The process has been facilitated by RPC staff through a contract for planning services with the Green Township Trustees.

A draft of the recommendations for the plan update will be presented to the public at an Open House scheduled for April 15, 2010. Comments from residents will be reviewed by the LUPC to determine if any changes to the proposal are needed. Once the plan recommendations are finalized, a draft of the Green Township Land Use Plan Update – 2010 will be presented to the Green Township Trustees for review and approval. Finally, the updated plan will be considered for adoption by RPC.